

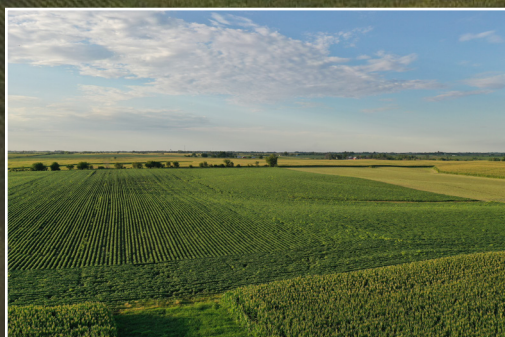
# CLARKE COUNTY

## FARMLAND FOR SALE

**193.97**

ACRES M/L

**LISTING #15088**



**MATT ADAMS**

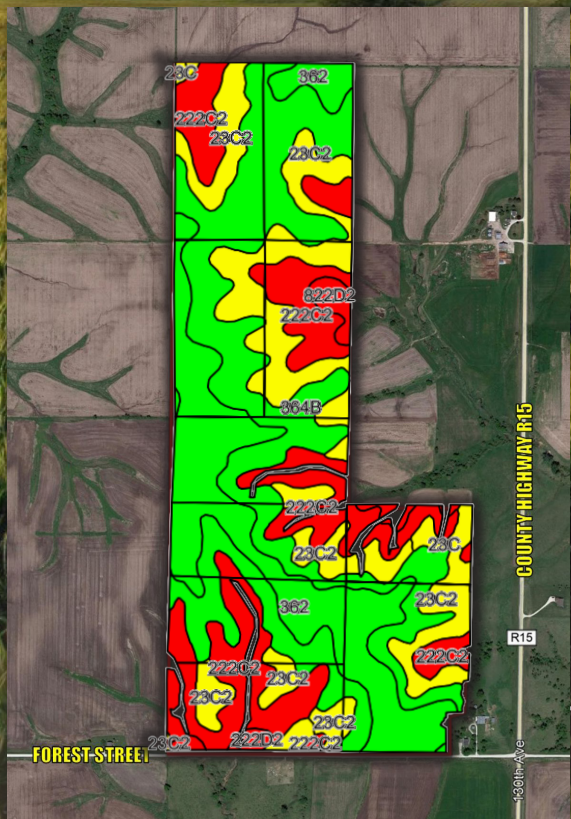
515.423.9235 | [MATT@PEOPLES COMPANY.COM](mailto:MATT@PEOPLES COMPANY.COM)

**PC PEOPLES**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



# 193.97 ACRES M/L FARMLAND FOR SALE

This tract would make for a great long term investment by a current farm operation or investor that is particular about higher quality farmland or would like to combat potential stimulus driven inflation. The farm lease will be open for 2021 crop year. There is great access by way of paved roads Co. Rd. R15 and US Hwy 34 to several competing grain markets in the area. The farmland is located just 3.5 miles south of US Highway 34 on Forest Street and in Section 4 of Doyle Township & Section 33 of Troy Township. Listing Agent has financial interest in the property listed for sale.



# TILLABLE SOILS MAP

**NET TAXES**  
**\$3,732**

# 61

## CSR2

**\*Clarke County average  
is 47.2**

**PRICE**  
**\$1,235,000**





**PEOPLES COMPANY.COM**  
**LISTING #15088**



## FARM DETAILS

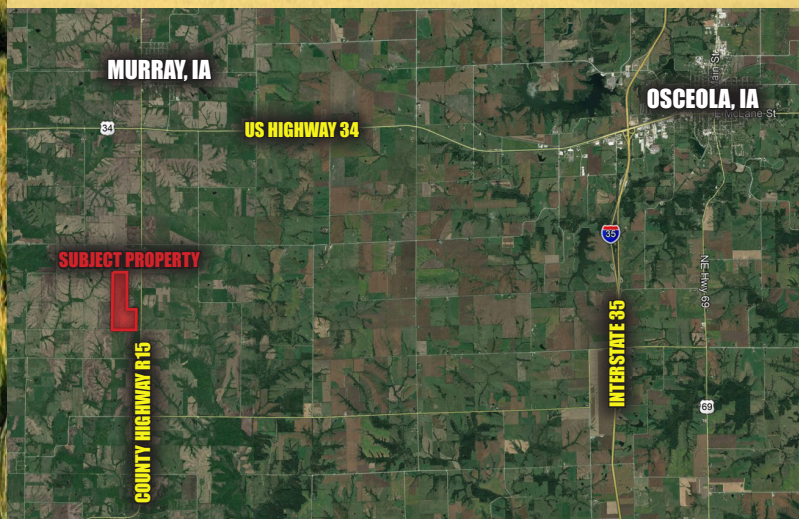
FSA Cropland Acres: 189.74

Base Acres: 120.49

Corn: 63.39 base acres with a PLC Yield of 98

Soybean: 55.42 acres with a PLC Yield of 28

Oats: 1.68 acres with a PLC Yield of 49



## DIRECTIONS

From Murray, Iowa: Travel south on County Highway R15 for approximately 4.5 miles and turn right (west) onto Forest Street for 0.25 miles. The farm will be located on the north side of the road. Look for Peoples Company Sign.

**MATT ADAMS 515.423.9235**  
**MATT@PEOPLES COMPANY.COM**





12119 Stratford Drive, Ste B  
Clive, IA 50325  
**PeoplesCompany.com**



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**193.97**  
**ACRES M/L**

**CLARKE COUNTY**  
FARMLAND FOR SALE

**MATT ADAMS**  
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